

**ORDINANCE NO. 20070322-055**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 912 RED RIVER STREET FROM COMMERCIAL-LIQUOR SALES (CS-1) DISTRICT TO CENTRAL BUSINESS DISTRICT-CONDITIONAL OVERLAY (CBD-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from commercial-liquor sales (CS-1) district to central business district-conditional overlay (CBD-CO) combining district on the property described in Zoning Case No. C14-06-0234, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 5, Block 114, Original City of Austin, Travis County, being more particularly described in the plat or map filed in the General Land Office of the State of Texas (the "Property"),

locally known as 912 Red River Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on April 2, 2007.

**PASSED AND APPROVED**

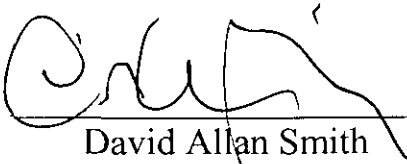
\_\_\_\_\_, March 22, 2007

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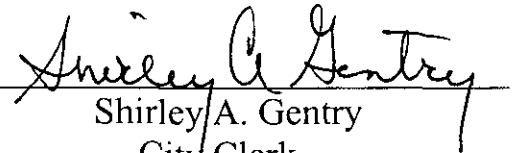
Will Wynn  
Mayor

**APPROVED:**

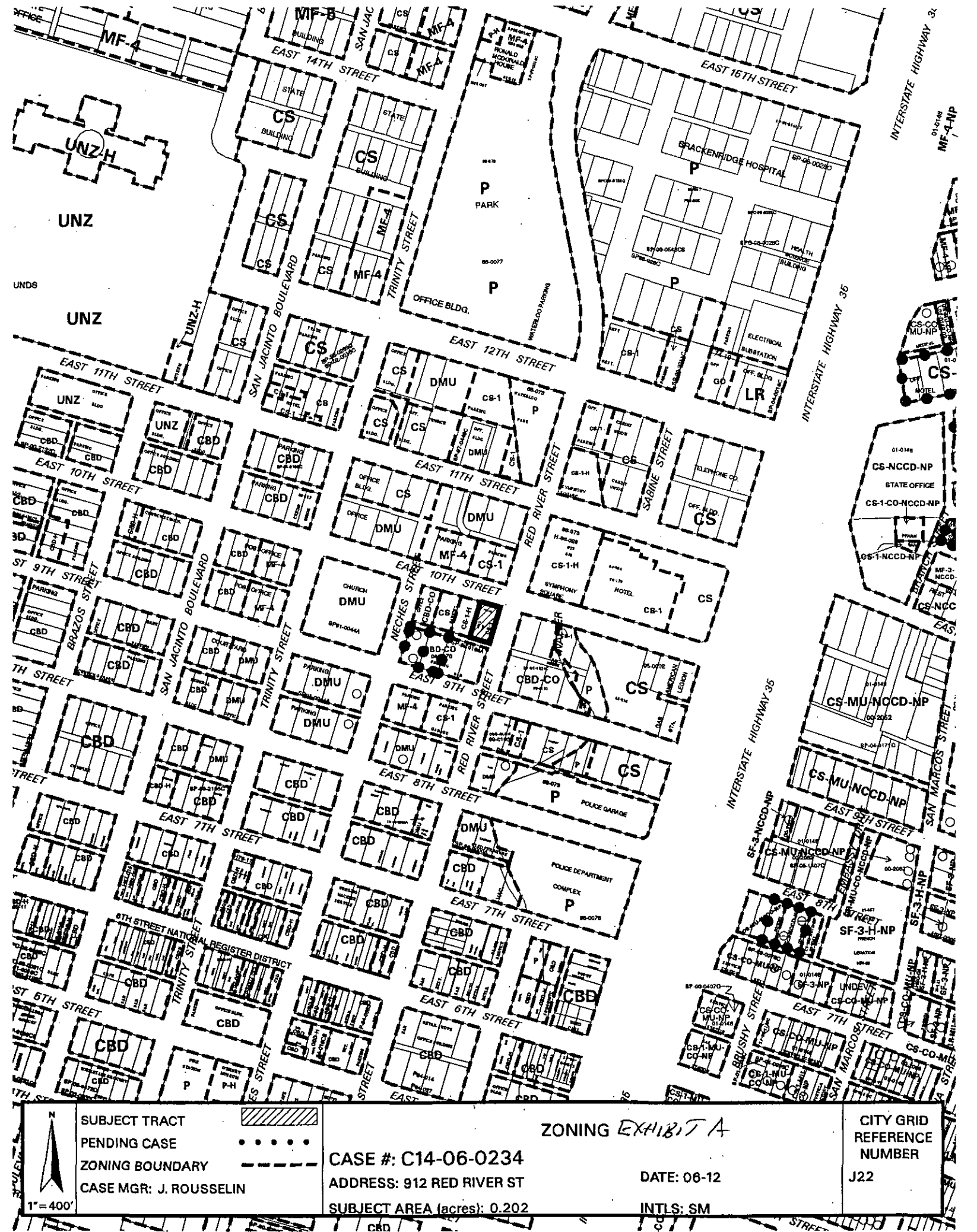


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: J. ROUSSELIN

CASE #: C14-06-0234  
ADDRESS: 912 RED RIVER ST  
SUBJECT AREA (acres): 0.202

ZONING EXHIBIT A

DATE: 06-12  
INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
J22